



CITY OF MENIFEE
Community Development Department
Cheryl Kitzerow - Community Development Director

Notice of Determination

TO:
 Office of Planning and Research (OPR)
 P.O. Box 3044
 Sacramento, CA 95812-3044
 County Clerk
 County of Riverside
 2724 Gateway Drive, Riverside, CA 92507

FROM:
 Lead Agency: City of Menifee
 Community Development Department
 Address: 29844 Haun Road
 Menifee, CA 92586
 Contact Person: Brett Hamilton, Senior Planner
 Phone Number: 951-723-3747

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the California Public Resources Code.

State Clearinghouse Number: 2021060247

Project Title: Menifee Commerce Center Project

Project Applicant: Core5 Industrial Partners, LLC

Project Location: Northeastern City of Menifee, County of Riverside, California (Assessor's Parcel Numbers 331-110-027, 331-110-035, 331-110-041, 331-140-010, 331-140-018, 331-140-021, and 331-140-025)

Project Description: General Plan Amendment, Change of Zone, and Specific Plan Amendment to change two properties from Heavy Industrial and two properties from Business Park to Menifee North Specific Plan. Construction of one building totaling 1,254,160 square feet (SF), inclusive of 144,229 SF of mezzanine, and 14,500 SF of office space ("Building 1"). Building 1 would be approximately 52 feet high and includes 679 automobile and 369 truck trailer parking spaces. A second building would total approximately 385,970 SF of warehouse, inclusive of 10,000 SF of office space ("Building 2"). Building 2 would be approximately 50 feet high and include 232 automobile and 154 truck trailer parking spaces.

THIS IS TO ADVISE that the City of Menifee City Council, as the lead agency, adopted an Environmental Impact Report on October 19, 2022, and filed and posted a Notice of Determination with the County of Riverside, Clerk of the Board of Supervisors on October 20, 2022. On October 19, 2022, the City Council conducted the first reading of two ordinances, adopting Change of Zone No. PLN21-0101 and Specific Plan Amendment No. 2019-006. On November 2, 2022, the City Council conducted the second reading of the ordinances, adopting Change of Zone No. PLN21-0101 and Specific Plan Amendment No. 2019-006 and making the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA, and this Negative Declaration is adequate for these approvals. See, e.g., CEQA Guidelines § 15162.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A Mitigation Reporting or Monitoring Plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR and record of project approval is available for review at the City of Menifee Community Development Department, 29844 Haun Road, Menifee, CA 92586.

Brett Hamilton
 Signature

Senior Planner
 Title

November 3, 2022
 Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY